

PLANNING BOARD

1 Liberty Lane
Norfolk, MA 02056

MEETING MINUTES

Date of Meeting: Tuesday, August 12, 2014

Place: Town Hall Room 124

PLANNING BOARD MEMBERS ATTENDING:

Chairman: Steve McClain (Absent)

Vice-chairman: Michelle Maheu

Clerk: John Weddleton (Absent)

Members: Jeff Palumbo, Walter Byron

Associate Member: Andrea Langhauser

Others: Betsy Fijol/Administrative Asst, Tom Houston/Engineering Consultant, Gino Carlucci/Planning Consultant (Absent), Ray Goff/Town Planner

Michelle Maheu called the meeting to order at 7:40 pm in Steve's absence and informed the audience that the meeting is being audio and video taped.

New Business

Time: 7:30 p.m.

Project: **Macarthur Ave-continuation of Public Hearing for -1 lot subdivision**

Applicant: Paul Cutler/Landmark Engineering, John Robbins/Applicant's representative

Comments: Mr. Cutler presented a revised subdivision plan showing a 232' long roadway in order to obtain the required 150' of frontage. He said that the slope from Lakeshore Drive is steep with an 11% slope. The road is proposed to be 18' wide. The proposed retaining wall will tie in the grades. The drainage system consists of a series of catch basins that discharge into a culic system. Mr. Cutler said that he has not yet provided PSC a drainage report, so it has not been reviewed yet.

Tom Houston said it needs to be determined if the applicant has the right to alter the roadway. A legal title opinion should be provided before the engineering work is done.

Jeff said they should provide information on ownership rights. He said it needs to be determined who owns the right of way before they can do extensive alteration of the roadway.

John Robbins said that the town has to allow something based upon the approved 1945 subdivision plan. John said that he will go through the Planning Board file with Ray.

Michelle commented that legal aspect needs to be resolved. If it is legal, would the road be adequate for the intended use.

Jerry Contin, 69 Priscilla Ave, said it needs to be determined who owns the land before the Board can make a

decision.

Walter moved to continue the hearing to 8/26/14 at 7:30 pm. Jeff seconded the motion. The motion carried unanimously.

Project: Winding Hollow-Preliminary Subdivision Review & Open Space Special Permit Public Hearing-9 Lots off 38 Holbrook Street

Applicant: Thomas DiPlacido, Jr., Rick Goodreau/United Consultants, Inc.

Comments: Michelle called the hearing to order at 8:20 pm. The Board is in receipt of a request for a continuance of the hearing.

Walter moved to continue the hearing to 9/18/14 at 7:45 pm. Jeff seconded the motion. The motion carried unanimously.

Project: 242 Dedham Street Site Plan Modification Continued Public Hearing

Applicant: Richard Merrikin/Merrikin Engineering, John Primpas/Dunkin Donuts

Comments: Michelle called the continued public hearing to order at 8:22 pm.

Mr. Merrikin presented the revised site plan that addressed the comments from the last meeting. Revisions include the widening of the aisle, adding a planting strip to the parking spaces, grading has been revised based on Tom Houston's comments, the septic system has been revised, the retaining walls and the vacuum have been removed. The abutting well is determined to be more than 200' from the septic system. They have applied to the Zoning Board to allow an impervious area of 78.25%. Mr. Merrikin said that they are requesting a Special Permit from the Planning Board for 2-24 square foot signs.

Jeff asked about the parking. Mr. Merrikin said that 33 parking spaces have been provided, where 29 are required.

Mr. Merrikin said that a lighting plan has not been provided yet. Jeff suggested using Daley's Service station as a benchmark on the lighting.

The Board said they will ask Gino to proceed with drafting a decision for the next meeting.

Tom asked what they decided to do about the soil testing. Mr. Merrikin said they are willing to do some test holes.

The Board has not yet received any feedback from the Design Review Board.

Walter moved to continue the hearing to 8/26/14 at 7:45 pm. Jeff seconded the motion. The motion carried unanimously.

Time: 8:42

Project: Fredrickson Road Subdivision Pre-submission Review

Applicant: Rick Merrikin/Merrikin Engineering, Ron & Frank Bonvie

Comments: Mr. Merrikin presented a conceptual conventional subdivision plan showing 11 proposed house lots off Fredrickson Road and continues through to Oak View Trail with two cul de sacs off the road. There is an existing house and barn at 36 Fredrickson, which are proposed to be removed. Most of the site lies within the R-1 Zoning District.

Ray said that he has heard some concerns from the neighbors about the through traffic and suggested that a traffic calming device might be helpful.

Jane Flynn, 26 Fredrickson Road, asked when they think they may start building. Mr. Merrikin said they hope to build in the spring.

Matt Flynn, 26 Fredrickson Road, asked if anything will be done to the existing section of Fredrickson Road. Mr. Merrikin said that they don't intend to do anything with the existing road unless the Planning Board requires it.

Jeff said that it might be a good idea to do a traffic study.

Ray said a roundabout may work in this location.

Time: 9:05 pm

Project: **Request to Open Turner Street to Massachusetts Avenue**

Applicant: Bill Greaves

Comments: Mr. Greaves, 42 Turner Street, said that when Christina Estates was built, Turner Street was kept as an emergency access. He said it is time to make Turner Street a through way and requests that the Board look into the matter. He said that he no longer wants his driveway used as a turnaround. He said the road is all laid out and the Town owns the land. He said it is better for public safety to have the road opened through.

Ray said that he has heard from several abutters

Bob Oparch, 33 Turner St, said he's been here since 1980 and likes the peace and quiet. There will be more traffic if the street is opened up.

Tim Martin, 40 Turner Street, said that he did his research before he bought his farm and made his decision to purchase the property based on that it is an emergency access only. Mr. Martin said that he is willing to post signage on his barn that road is a dead end.

The Board agreed to study this request.

Time: 9:28 pm

Project: **Access to Bella Rosa Stables**

Applicant: Howard Bailey

Comments: Mr. Bailey said that he would like to eliminate to original proposed access driveway to the commercial equestrian center and relocate the access driveway off Hemingway Place. He said he owns 400-500 feet of frontage on Hemingway Place. Mr. Bailey said that headlights coming from the barn after night checks would be a nuisance to the proposed house when it's built. Mr. Bailey said that the equestrian center is considered agricultural use. The original access would still be used for the utilities. The revised location would also save some trees.

Jeff said that there have been concerns about noise especially on the weekends when there are horse shows. Jeff asked what is the intended use of the property. Mr. Bailey said it has been a horse farm & equestrian center since the 1970's and there is no change in the use. Jeff said that there are neighbors who are sensitive to what is going on there because there has been a tremendous amount of activity taking place on the site. He said that he is apprehensive in agreeing to a change without a more comprehensive process.

Jeff said that he would consider this change as a major modification. Michelle & Walter said that they would consider it as a minor modification.

Andrea disclosed that when this subdivision review was taking place and she was a Board member, her daughter took riding lessons at this barn.

The Board has to make a decision on whether they consider this a modification to the approved subdivision plan. Andrea said that she considers this a modification. Michelle said that she does not consider this a modification. Jeff said that he considers this a modification. Walter said that he considers this a modification.

The Board needs to decide if this modification would be considered a minor or a major modification. Michelle said that she would consider this a minor modification but she's not ready to vote at this time. Jeff said that he would consider this a major modification. Walter said that he would consider this a minor modification. Andrea said that she would consider this a minor modification.

The Board said that someone should contact Pulte & any other interested parties to get their opinion on the modification. Mr. Bailey said that he would contact Pulte.

Project: Release WFM Enterprises/9 Shire Drive Observation Account

Comment: The Board is in receipt of an email from Kevin Wallace of WFM Enterprises that explained that he is not going forward with the project at 9 Shire Drive. Mr. Wallace asked that the Board release the \$2,000 in his observation account.

Michelle moved to release the \$2,000 observation account for WFM Enterprises for the project at 9 Shire Drive. Jeff seconded the motion. The motion carried unanimously.

Project: Mill River Heights Request for Release of Lots 1-7

Applicant: Tony DiMartino

Comment: The Board had previously voted a bond in the amount of \$242,400. Michelle moved to sign the Form G-2, Performance Secured by a Surety Company, for Mill River Heights, contingent upon confirmation that the insurance company is in good financial status to be confirmed by the town's financial department. Walter seconded the motion. The motion carried unanimously.

Michelle moved to release Mill River Heights Lots 1-7, contingent upon confirmation that the insurance company is in good financial status to be confirmed by the town's financial department. Walter seconded the motion. The motion carried unanimously.

Project: Community Preservation Committee Representative

Comment: Michelle moved to appoint Andrea as the Planning Board's Community Preservation Committee (CPC) Representative. Jeff seconded the motion. The motion carried unanimously.

Next Meeting & Schedule

Tuesday, August 26, 2014 @ 7:30 pm and Thursday, September 18, 2014 @ 7:30 pm.

Adjournment

Michelle moved to adjourn the meeting at 11:00 pm. Jeff seconded the motion. The motion carried unanimously.

Respectfully submitted,


Michelle Maheu, Vice-Chairman